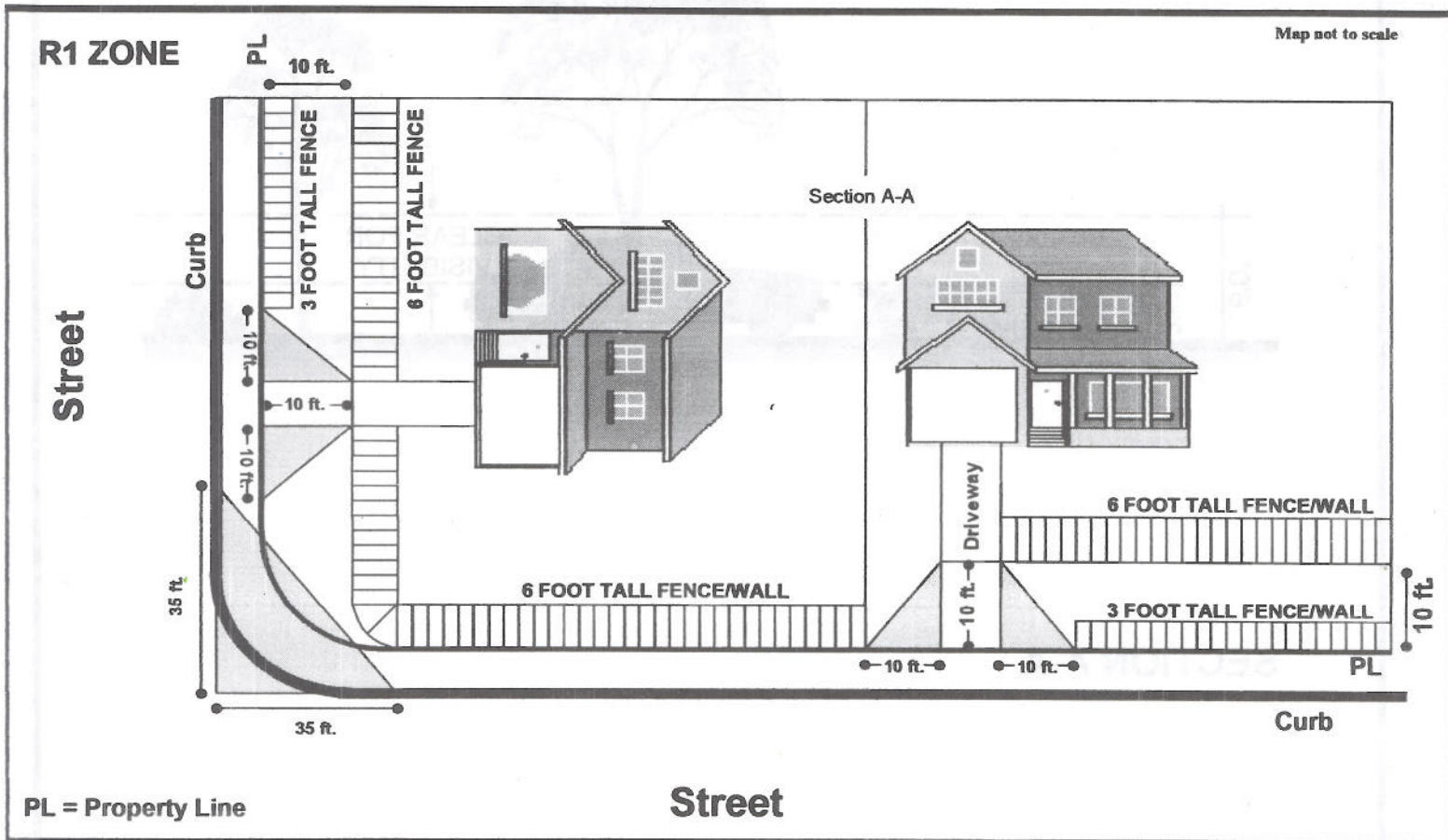
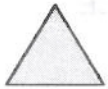




City of Costa Mesa  
**WALLS, FENCES, AND LANDSCAPING  
STANDARDS AND SPECIFICATIONS**



Visibility  
Triangle



- Height of walls, fences, and landscaping shall conform with Figure 1 (on reverse side of this handout) to allow for visibility at intersections and driveways.
- Corner / street cutoffs may be increased or decreased by staff due to street design/configuration.
- Any walls or fences exceeding the maximum specified height limits require discretionary review.
- Check with the Building Division for any additional requirements.

### **R2-MD, R2-HD, & R-3 ZONES:**

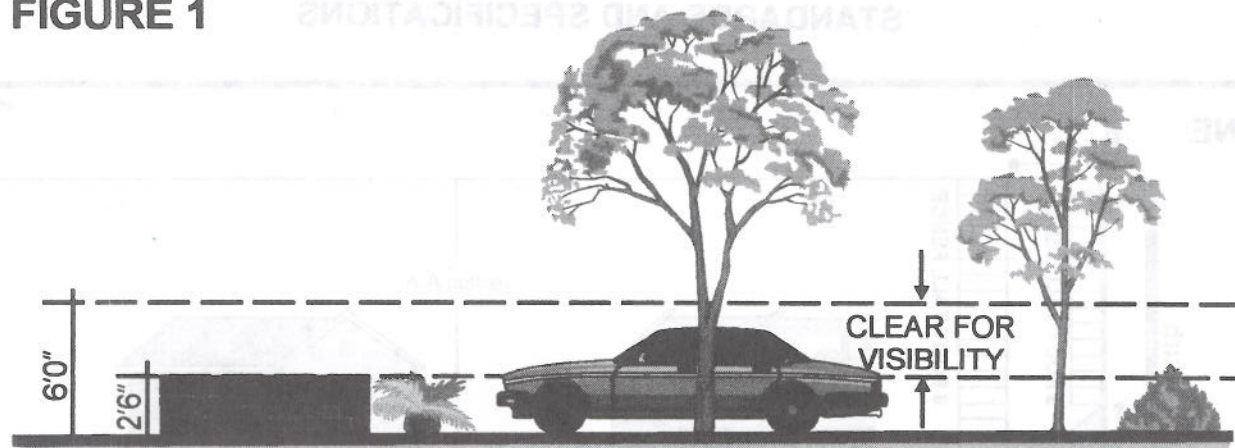
Walls, fences, and landscaping shall conform to the standards and specifications for the R1 zone.

Exception: On corner lots, wall and fences in excess of 36" in height shall be set back 5 feet from the street side property line.

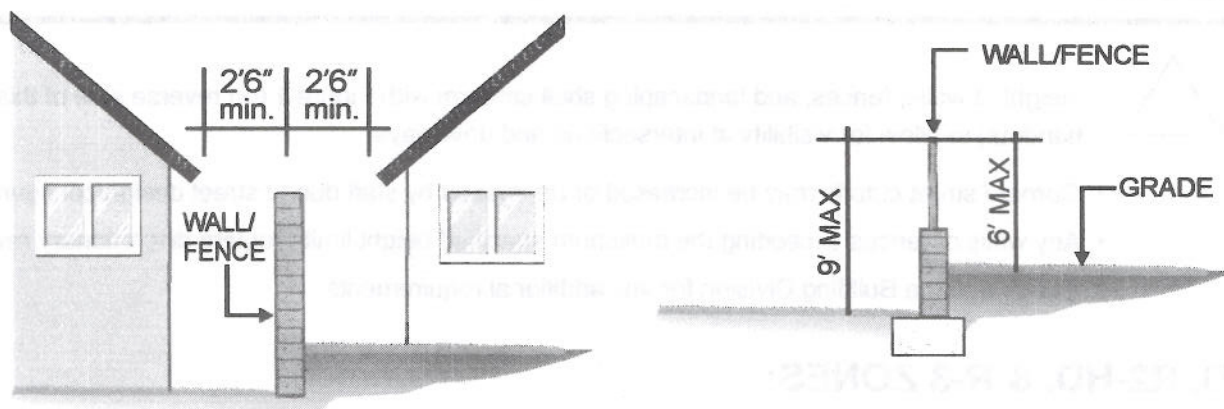
### **COMMERCIAL/INDUSTRIAL ZONES:**

No fence or wall shall obscure the setback landscaping required adjacent to a public right-of-way.

**FIGURE 1**



**SECTION A-A**





## City of Costa Mesa

### Walls Adjacent to Arterial Streets

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The following requirements apply to all cases where a residential property owner wishes to construct a wall along an arterial street.

#### REQUIREMENTS:

- A. **Affected arterial streets.** These requirements only apply to the side and rear property lines of residential lots that abut streets designated as Primary, Secondary or Major arterial streets on the City's Master Plan of Highways. (see attached list)
- B. **Maximum height.** Arterial walls shall be a maximum of eight feet in height, as measured from street grade level.
- C. **Permit required.** A building permit shall be required for a wall that is more than six feet (6') in height.
- D. **Required materials.** Block walls shall be constructed of slumpstone block at least 6 inches thick and shall be consistent in color and texture to the Orco Block – La Paz or match any existing slumpstone walls within the immediate arterial street segment. An example of the slumpstone is shown below and it can also be viewed at [http://www.orco.com/design\\_slumpblock.htm](http://www.orco.com/design_slumpblock.htm). Brick trim caps are required on all block walls. Fences made of wood or other materials are not allowed.



**Orco Block – La Paz**

- E. **Visibility requirement.** Walls adjacent to driveways or intersections shall not restrict visibility at these locations. Refer to the attached Walls, Fences, and Landscaping handout.
- F. **Parkway required.** For new developments, where the new wall will be less than 10 feet from face of curb of the arterial street, the 5-foot wide sidewalk will be placed immediately behind the curb with a planter area of street trees, shrubs and/or vines between the sidewalk and wall. Vines (Creeping Fig and Boston Ivy) will be grown onto the wall to discourage graffiti.

For new developments, where the new wall will be 10 feet or greater from the face of curb of the arterial street, include a 3-foot, 6-inch wide landscaped parkway immediately adjacent to the curb. The sidewalk shall be 4 feet wide, with street trees, shrubs and/or vines between the sidewalk and wall.

(See reverse side for "What Arterial Streets Are Affected?")

## **WHAT ARTERIAL STREETS ARE AFFECTED?**

### **Major Arterial Streets:**

1. Adams Avenue between Fairview Road to the Santa Ana River
2. Baker Street between SR-55 and Bear Street
3. Bear Street between Baker and Sunflower Avenue
4. Bristol Street between Santa Ana Avenue and Sunflower Avenue
5. Fairview Road between Newport Boulevard and Sunflower Avenue
6. Harbor Boulevard between Newport Boulevard and I-405
7. Irvine between Del Mar and North Bristol Street
8. Sunflower Avenue between Main Street and Bear Street

### **Primary Arterials Streets:**

1. Arlington Drive between Fairview Road and Newport Boulevard
2. Baker Street between Harbor Boulevard and Bear Street
3. Del Mar Avenue between Newport Boulevard and Irvine Avenue
4. Fair Drive between Harbor Boulevard and Newport Boulevard
5. Irvine Avenue between 17<sup>th</sup> Street and Del Mar Avenue
6. Mesa Verde Drive (East & West) between Adams Avenue and Harbor Boulevard
7. Merrimac Way between Harbor Boulevard and Fairview Road
8. Paularino Avenue between Bristol Street and SR-55
9. Placentia Avenue between 16<sup>th</sup> Street and Adams Avenue
10. South Coast Drive between Bear Street and Fairview Road
11. Sunflower Avenue between Susan Street and Bear Street
12. Superior Avenue between 17<sup>th</sup> Street and 15<sup>th</sup> Street
13. 17<sup>th</sup> Street between Placentia Avenue and Newport Boulevard
14. 19<sup>th</sup> Street between Newport Boulevard to its terminus

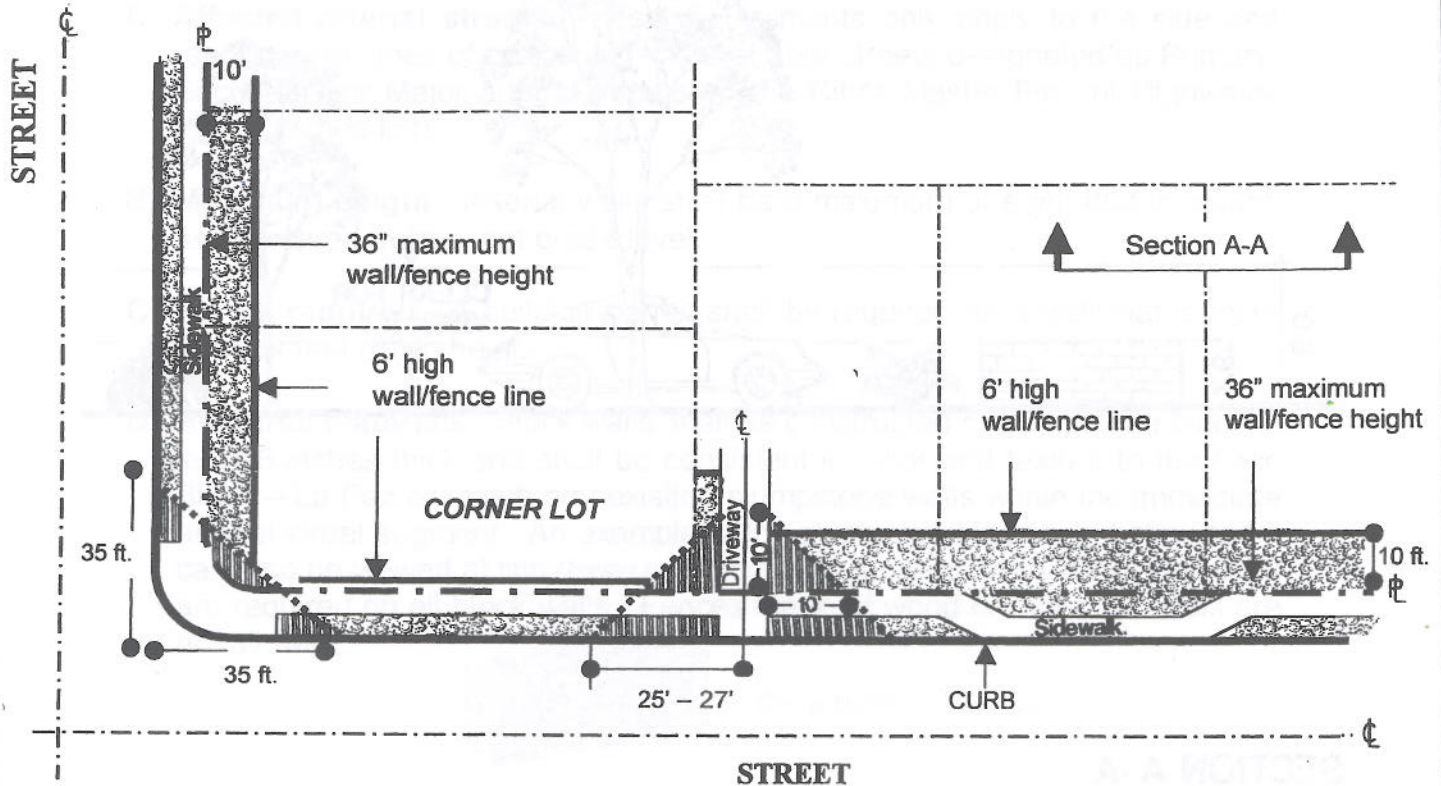
### **Secondary Arterials Streets:**

1. Baker Street between Mesa Verde Drive (East & West) and Harbor Boulevard
2. California Street
3. College Drive
4. Country Club Drive
5. Gisler Avenue
6. Plaza Drive
7. Santa Ana Avenue between Del Mar Avenue and Bristol Street
8. Susan Street
9. Vanguard Way
10. Victoria Street between Newport Boulevard to the Santa Ana River
11. W. Wilson Street between Placentia Avenue and Newport Boulevard
12. 17<sup>th</sup> Street between Placentia Avenue to its terminus
13. 22<sup>nd</sup> Street between Newport Boulevard and Santa Ana Avenue

# City of Costa Mesa

## WALLS, FENCES, AND LANDSCAPING STANDARDS AND SPECIFICATIONS

### R-1 ZONE:



Height of walls, fences, and landscaping shall conform with Figure 1 (on reverse side of this hand out) to allow for visibility at intersections and driveways.

#### NOTE:

- Corner/street cutoffs may be increased or decreased by staff due to street design/configuration.
- Any walls or fences exceeding the specified height limits require discretionary review and approval.
- Check with the Building Division for any additional requirements.

### R2-MD, R2-HD, & R-3 ZONES:

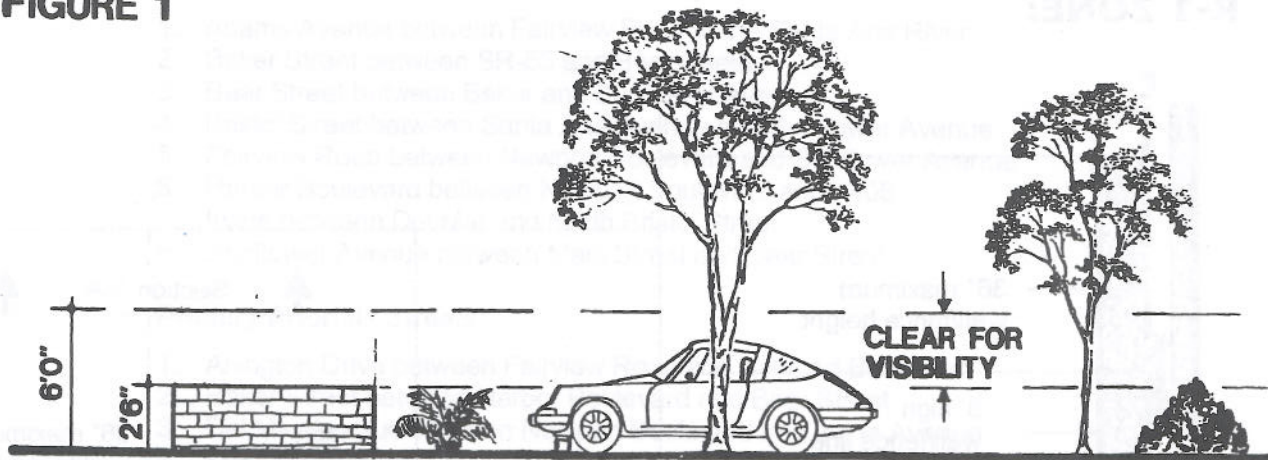
Walls, fences, and landscaping shall conform to the standards and specifications for the R-1 zone.

Exception: On corner lots, wall and fences in excess of 36" in height shall be set back 5 feet from the street side property line.

### COMMERCIAL/INDUSTRIAL ZONES:

No fence or wall shall obscure the setback landscaping required adjacent to a public right-of-way.

**FIGURE 1**



**SECTION A-A**

